178.0	0007	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	653,900 / 653,900
					USE VALUE:	653,900 / 653,900
					ASSESSED:	653,900 / 653,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAN K H KUNIO
Owner 2:	
Owner 3:	
Street 1:	111 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAYFUSE CAROL M -
Owner 2:	-
Street 1:	111 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,532 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1548 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8532.000	180,700		473,200	653,900
Total Card	0.196	180,700		473,200	653,900
Total Parcel	0.196	180,700		473,200	653,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.31 | /Parcel: 422.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121059

GIS Ref

GIS Ref

Insp Date 08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	180,700	0	8,532.	473,200	653,900	653,900	Year End Roll	12/18/2019
2019	101	FV	167,400	0	8,532.	473,200	640,600	640,600	Year End Roll	1/3/2019
2018	101	FV	168,500	0	8,532.	398,800	567,300	567,300	Year End Roll	12/20/2017
2017	101	FV	168,500	0	8,532.	365,000	533,500	533,500	Year End Roll	1/3/2017
2016	101	FV	168,500	0	8,532.	310,900	479,400	479,400	Year End	1/4/2016
2015	101	FV	167,700	0	8,532.	270,400	438,100	438,100	Year End Roll	12/11/2014
2014	101	FV	167,700	0	8,532.	250,100	417,800	417,800	Year End Roll	12/16/2013
2013	101	FV	167,700	0	8,532.	237,900	405,600	405,600		12/13/2012

!14033!

PRINT

Date	Time
12/11/20	03:55:02

LAST REV

Date	Time
09/07/18	10:51:28
apro	
14033	

USER DEFINED

Prior Id # 1:	121059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAYFUSE CAROL M	46083-198		9/14/2005		465,000	No	No		
RAYFUSE HELENA	31123-20		2/9/2000	Family		No	No		
	8792-500		1/1/1982			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2013	480	Manual	1,054	C				
10/16/2003	890	Wood-Sto		C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	HS	Hanne S
7/31/2018	MEAS&NOTICE	CC	Chris C
6/12/2013	Info Fm Prmt	EMK	Ellen K
10/15/2008	Meas/Inspect	163	PATRIOT
3/6/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8532		Sq. Ft.	Site		0	70.	0.79	7									473,169						473,200	

Total AC/HA: 0.19587 | Total SF/SM: 8532 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 473,169 | Spl Credit | Total: 473,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00088990
Adj $ / SQ:	128.364
Other Features:	71800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	261893
Depreciation:	81187
Depreciated Total:	180706

COMMENTS

TOILETAND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

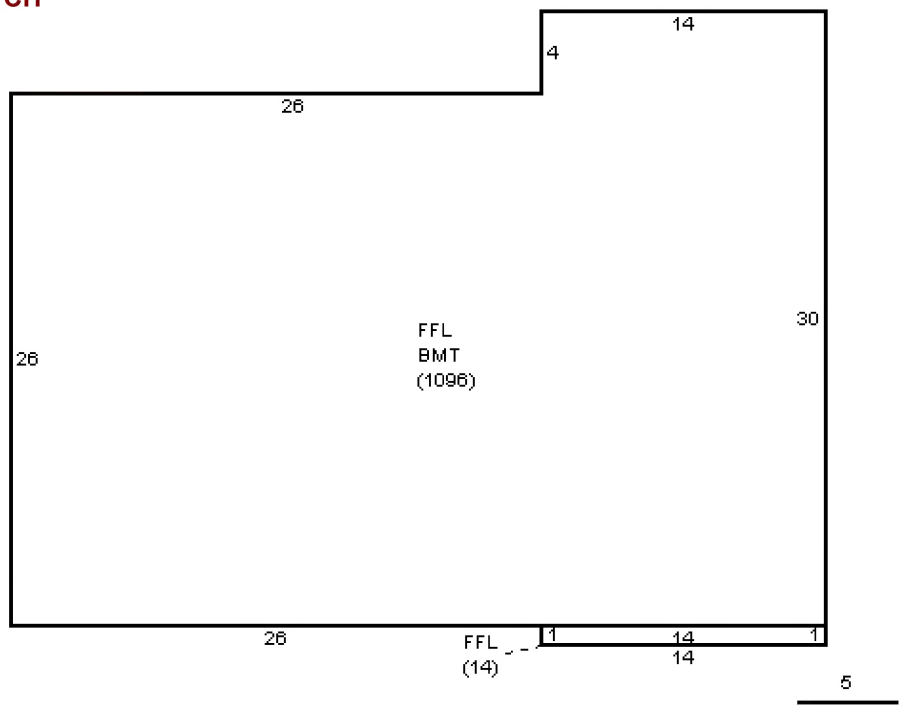
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.36
Special Features:	0	Val/Su Net:	81.91
Final Total:	180700	Val/Su SzAd	162.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,110	128.360	142,484
BMT	Basement	1,096	43.440	47,609

Net Sketched Area:	2,206		Total:	190,093	
Size Ad	1110	Gross Are	2206	FinArea	1548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

178.0-0007-0029.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc